



Connells

Grove Mead
Hatfield



Property Description

Connells are delighted to bring to market, this two DOUBLE bedroom apartment which is walking distance to Hatfield town centre, the Galleria and train station!! This property is offered in excellent condition throughout & comprises of lounge/diner with a door to a private balcony area. It also benefits from sound insulation along one of its external walls. This is a MUST-SEE PROPERTY!! Please book your viewing.

Entrance Hall

Intercom, radiator, fire door.

Lounge

19' 5" max x 11' 3" max (5.92m max x 3.43m max)

Double glazed window to the side, double glazed door to the balcony, two radiators, television and telephone points, one wall is soundproofed.

Kitchen

9' max x 9' 4" max (2.74m max x 2.84m max)

Double glazed window to the side, electric oven, gas hob, extractor fan, cupboards at high and low level, frosted double glazed window to the side, boiler. Room for Fridge freezer, dishwasher and washing machine.

Bedroom 1

12' 4" max x 10' 7" max (3.76m max x 3.23m max)

Large bedroom, double glazed window to the front, radiator, spotlights.

Bedroom 2

8' 6" x 12' 5" (2.59m x 3.78m)

Double glazed window to the front, radiator, one wall sound proofed, loft access.

Bathroom

Vanity basin, low level w/c, panelled bath with shower over. Frosted double glazed window to the side, heated towel rail.

Loft Space

Very small loft area.











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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38 Wigmores North
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: D Council Tax
 Band: C

Service Charge: 616.07 Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY307200

This is a Leasehold property with details as follows; Term of Lease 125 years from 02 Apr 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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